



City of NORFOLK

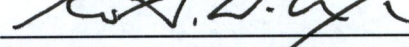
C: Dir., Department of City Planning

To the Honorable Council
City of Norfolk, Virginia

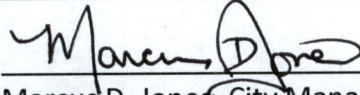
April 28, 2015

From: George M. Homewood, AICP, CFM, Planning Director

Subject: **Change of zoning from R-8 (Single-Family) and IRIO (Institutional Residential Impact Overlay) to conditional IN-2 (Institutional Campus) at 1300-1310 49th Street – Catholic Diocese of Richmond**

Reviewed: 
Ronald H. Williams, Jr., Deputy City
Manager

Ward/Superward: 2/6

Approved: 
Marcus D. Jones, City Manager

Item Number: PH-3

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of **6 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** Change of zoning from R-8 and IRIO to conditional IN-2.
- IV. **Applicant:** Paul Mahefky
- V. **Description**
 - This request would allow for the redevelopment of the ODU Catholic Campus Ministry site.
 - The existing ministry building and single-family house will be demolished and a new ministry building will be constructed.
 - The applicant proposes to acquire the property to the east from ODU to create a 15,295 square foot site.
 - The applicant proposes to conditionally rezone the entire property to allow for the religious institution.
 - The proffered conditions ensure compliance with the submitted site plan and limit the use of the properties to a religious institution.

Staff point of contact: Chris Whitney at 823-1253, chris.whitney@norfolk.gov

Attachments:

- Staff Report to CPC dated March 26, 2015 with attachments
- Proponents and Opponents
- Ordinance



City of NORFOLK

Planning Commission Public Hearing: March 26, 2015

Executive Secretary: George M. Homewood, AICP, CFM *GH*

Staff: Chris Whitney, CFM *CW*

Staff Report	Item No. 5		
Address	1300-1310 49th Street		
Applicant	Catholic Diocese of Richmond		
Request	Conditional Change of Zoning		
Property Owners	Old Dominion University (ODU); Bishop of the Diocese of Richmond		
Site Characteristics	Site Area	15,295 sq. ft.	
	Zoning	From: R-8 (Single-Family) and IRIO (Institutional Residential Impact Overlay)	To: Conditional IN-2 (Institutional Campus)
	Neighborhood	Larchmont/Edgewater	
	Character District	Traditional	
Surrounding Area	North	R-8, IRIO: single-family houses	
	East	IN-2: ODU – Foreman Field and parking garage	
	South	IN-2: ODU – Webb University Center	
	West	R-8, IRIO: single-family houses, fourplex, duplex	



A. Summary of Request

- This request would allow for the redevelopment of the ODU Catholic Campus Ministry site.
- The existing ministry building and single-family house will be demolished and a new ministry building will be constructed.
- The applicant proposes to acquire the property to the east from ODU to create a 15,295 square foot site.
- The applicant proposes to conditionally rezone the entire property to allow for the religious institution.
- A "U" shaped building is proposed with parking located along the Bowdens Ferry Road frontage and on the ODU campus.

B. Plan Consistency

The proposed change of zoning is consistent with *plaNorfolk2030*, which designates this site as institutional.

C. Zoning Analysis

i. General

- The site is located in the Larchmont/Edgewater neighborhood and zoned R-8, which allows religious institutions by special exception.
- Historically, the church has served students attending ODU and is part of the ODU campus.
- The request is to rezone the properties from R-8 and IRIO to conditional IN-2, which will would allow for an expanded religious institution as part of the ODU campus.

ii. Parking

- The site is located in the Traditional Character District which requires one parking space per 60 square feet of assembly area for religious institutions.
- The proposed site plan shows eight parking spaces on site.
- For Mass and special events the facility will rely on use of the adjacent parking garage/student parking available on ODU property.
 - A parking agreement with ODU that reflects this arrangement has been provided by the applicant.
- The request complies with parking requirements.

iii. Flood Zone

The properties are located in the X and X Shaded Flood Zones, which are low risk flood zones.

D. Transportation Impacts

- Institute of Transportation Engineers figures estimate that construction of a new campus religious center approximately 2,300 square feet larger than the existing facility will generate 29 new vehicle trips per weekday.
- The site is near frequent transit service with Hampton Roads Transit bus route 2 (Hampton Boulevard) operating near the site.
- The applicant has also agreed to upgrade Bowdens Ferry Road adjacent to the property; the Transportation Division in Norfolk Public Works has requested these improvements as part of the proposed parking and circulation plan for the site.

E. Impact on the Environment

- As a new development, it will have to complete the Site Plan Review Process with all the standards set forth in the *Zoning Ordinance of the City of Norfolk, 1992*.
 - This process will ensure that landscaping and stormwater management provisions are met.

F. Impact on Surrounding Area/Site

- The ODU campus encompasses the immediate vicinity, including Foreman Field and the Webb University Center.
- The redevelopment of this site for a new Catholic Campus Ministry building, which will continue to serve ODU students, should not have a negative impact on the surrounding land uses.
- The applicant proposes to improve a small portion of Bowdens Ferry Road adjacent to the subject property to better integrate and accommodate parking.
- The proposed facility is designed to complement the streetscape with materials, construction, massing, and scale that is in keeping with the residential context of the area to the north and west of the site.
 - The front face of the structure will be pulled forward to the front setback to help reinforce the current streetscape while the rear building mass will be pulled back from the rear property line an amount that is proportional to its building height.

G. Payment of Taxes

The property is non-taxable.

H. Civic League

- The application was sent to the Larchmont/Edgewater Civic League and the Lamberts Point Civic League on March 4.
- The applicant contacted the Larchmont/Edgewater Civic League on November 12, 2014.

I. Communication Outreach/Notification

- Legal notice was posted on the property on February 20.
- Letters were mailed to all property owners within 300 feet of the property on March 12.
- Legal notification was placed in *The Virginian-Pilot* on March 12 and 19.

J. Recommendation

Staff recommends that the rezoning be **approved** subject to the following proffered conditions:

1. The property shall be developed substantially in conformance with the plan entitled "Site Plan: ODU Catholic Campus Ministry" prepared by Hopke and Associates Inc. dated February 9, 2015.
2. The use will be restricted to a religious institution.

Attachments

Location Map

Zoning Map

Application

Notices to the Larchmont/Edgewater and Lamberts Point Civic Leagues

Proponents and Opponents

Proponents

Paul Mahefky - Applicant
7800 Carousel Lane
Richmond, VA 23294

Thomas Harris
President, Lamberts Point Civic League
1231 W. 27th Street
Norfolk, VA 23508

Opponents

None

Form and Correctness Approved: 

By 
Office of the City Attorney

Contents Approved: 

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE TO REZONE PROPERTIES LOCATED AT 1300 TO 1310 49th STREET FROM R-8 (SINGLE-FAMILY RESIDENTIAL) AND IRIO (INSTITUTIONAL RESIDENTIAL IMPACT OVERLAY) DISTRICTS TO CONDITIONAL IN-2 (INSTITUTIONAL CAMPUS) DISTRICT.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the properties located at 1300 to 1310 49th Street are hereby rezoned from R-8 (Single-Family Residential) and IRIO (Institutional Residential Impact Overlay) Districts to Conditional IN-2 (Institutional Campus) District. The properties are more fully described as follow:

Properties fronting 204 feet, more or less, along the northern line of 49th Street and 105 feet, more or less, along the western line of Bluestone Avenue; properties also front 150 feet, more or less, along the eastern line of Bowdens Ferry Road; premises numbered 1300 to 1310 49th Street.

Section 2:- That the properties rezoned by this ordinance shall be subject to the following conditions:

- (a) The properties shall be developed substantially in accordance with the plan entitled "Site Plan: ODU Catholic Campus Ministry" prepared by Hopke and Associates, Inc., dated February 9, 2015, attached hereto and marked as "Exhibit A."
- (b) The use of the properties will be restricted to a religious institution.

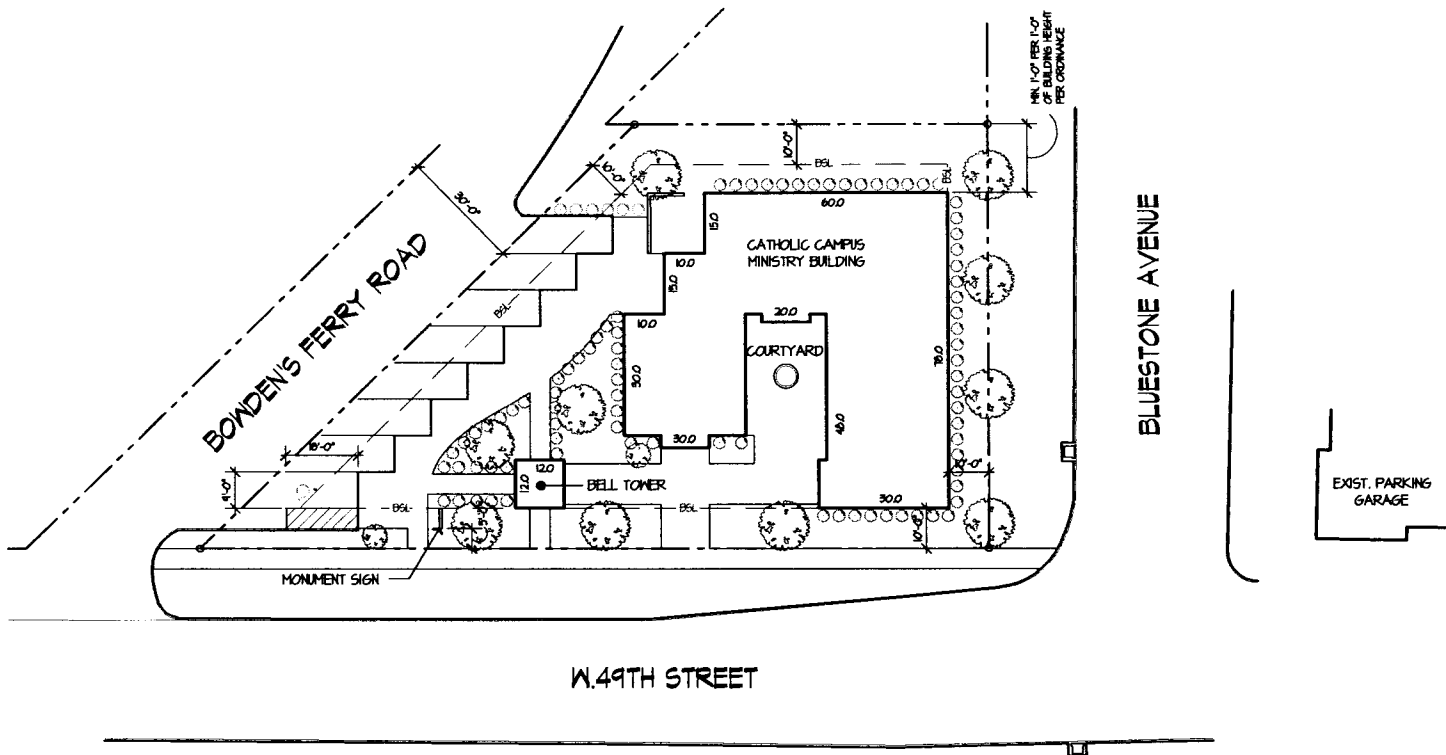
Section 3:- That the official Zoning Map for the City of Norfolk is hereby amended and reordained so as to reflect this rezoning.

Section 4:- The Council hereby finds that this zoning amendment is required by public necessity, convenience, general welfare, or good zoning practice.

Section 5:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:

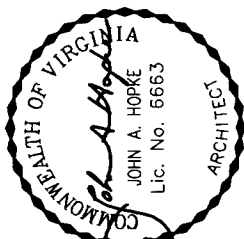
Exhibit A (1 page)



SK-1 CATHOLIC CAMPUS MINISTRY

SCALE: 1/30

SITE PLAN	
ODU CATHOLIC CAMPUS MINISTRY 1306 WEST 49TH STREET NORFOLK, VA 23518	
Project No.	34048
Drawn:	DPW
Checked:	JAH
Date:	2/9/2015



HOPKE & ASSOCIATES, INC.
ARCHITECTURE • PLANNING • INTERIORS
1156 Jamestown Road, Suite C
Williamsburg, VA 23185
757.228.1100 Telephone
757.228.0669 Facsimile
www.hopke.com

Location Map



MELROSE PARKWAY

MELROSE PARKWAY

BLUESTONE AVENUE

BOWDENS FERRY ROAD

49TH STREET

CATHOLIC DIOCESE OF RICHMOND

0 15 30 60 Feet

N

Zoning Map

R-8

LONGWOOD DRIVE

IN-2

R-8

R-8

QUARANTINE ROAD

MELROSE PARKWAY

MELROSE PARKWAY

BLUESTONE AVENUE

IN-2

R-8

R-8

QUARANTINE ROAD

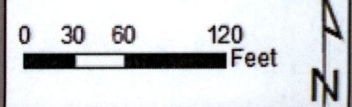
BOWDENS FERRY ROAD

R-8

49TH STREET

CATHOLIC DIOCESE OF RICHMOND

IN-2





APPLICATION CONDITIONAL CHANGE OF ZONING

Date of application: January 20, 2015

Conditional Change of Zoning

From: R-8 Zoning To: Conditional IN2 Zoning

DESCRIPTION OF PROPERTY

Property location: (Street Number) 1302 (?) (Street Name) W. 49th Street
Lots 15, 16, 17, 18, 19, 20 & 21

Existing Use of Property: Catholic Campus Ministry & Mixed Residential

Current Building Square Footage Combined

Proposed Use Catholic Campus Ministry

Proposed Building Square Footage 4,200

Trade Name of Business (If applicable) Catholic Diocese of Richmond

APPLICANT/ PROPERTY OWNER

1. Name of applicant: (Last) DiLorenzo (First) Francis (MI) X

Mailing address of applicant (Street/P.O. Box): 7800 Carousel Lane

(City) Richmond (State) VA (Zip Code) 23294

Daytime telephone number of applicant (804) 359-5661 Fax (804) 358-9159

E-mail address of applicant: pmahefky@richmonddiocese.org and/or
bishopdilorenzo@richmonddiocese.org

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July, 2013)

Conditional Rezoning
Page 2

Old Dominion University

2. Name of property owner: (Last) Harnage (First) David (MI) F.
Cheif Operating Officer, President's Office
Mailing address of property owner (Street/P.O. box): 200 Koch Hall

(City) Norfolk (State) VA (Zip Code) 23529

Daytime telephone number of owner (757) 683-3159 Fax number (757) 683-5679

dharnage@odu.edu

CIVIC LEAGUE INFORMATION

Civic League contact: David O'dell, President (757) 621-9060

Date(s) contacted: November 12, 2014 (Approved)

Ward/Super Ward information: Larchmont Edgewater Civic League

REQUIRED ATTACHMENTS

- ✓ Required application fee, \$705.00 (if check, make payable to Norfolk City Treasurer).
 - Application fee includes a non-refundable \$5 technology surcharge.
 - If accompanied with a necessary map amendment to the City's adopted general plan, plaNorfolk2030, an additional technology surcharge of \$5 will be required.
- ✓ Two 8½ x 14 inch copies of a survey or site plan drawn to scale showing:
 - Existing and proposed building structures
 - Driveways
 - Parking
 - Landscaping
 - Property lines (see attached example)
- ✓ Proffered conditions.
- ✓ Description and details of the operation of the business (i.e., # of employees, # of bays, reason for rezoning, etc...)

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Paul Mahefky Sign: [Signature] 11 / 20 / 2015
(Property Owner or Authorized Agent Signature) (Date)

Print name: OLD DOMINION UNIVERSITY Sign: [Signature] 21 / 4 / 2015
(Applicant or Authorized Agent Signature) (Date)
CURRENT OWNER

SIGN HERE

DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
810 Union Street, Room 508
Norfolk, Virginia 23510
Telephone (757) 664-4752 Fax (757) 441-1569
(Revised July, 2013)

PROFERRED CONDITIONS

1) The property shall be developed substantially in conformance with the plan entitled
"Site Plan: ODU Catholic Campus Ministry" prepared by Hopke and Associates Inc.
dated February 9, 2015.

2) The use will be restricted to a religious institution.

3) _____

4) _____

5) _____

6) _____

Paul Mahefky
Director of Real Estate
Print name: Catholic Diocese of Richmond Sign:  3 / 23 / 2015
(Applicant) (Date)

Print name: _____ Sign: _____ / _____ / _____
(Property Owner or Authorized Agent of Signature) (Date)

HOPKE & ASSOCIATES

■ ARCHITECTURE/PLANNING/INTERIORS

February 9, 2015

Matthew Simons, CFM, City Planner II
City of Norfolk
Department of City Planning
810 Union Street, Room 508
Norfolk, VA 23510
via: email

re: ODU Catholic Campus Ministry
H&A #34048

Dear Mr. Simons,

Please allow this letter, attachments, and other documents that will arrive under separate cover to constitute a formal application for rezoning. The properties in question are at the intersection of West 49th Street and Bluestone Avenue and are currently zoned R-8. Certain properties of this group are owned by Old Dominion University and are expected to be purchased by the Diocese of Richmond, who is the applicant, upon rezoning to IN-2.

Attached please find the following supporting documents:

- A survey of the existing conditions of the properties in question, prepared by Rood Surveying.
- A Conceptual Plan of the proposed land development, prepared by Hopke & Associates,
- A Conceptual Sketch Model of the proposed architectural character, prepared by Hopke & Associates (please note: this is in the form of a video file, playable with Windows Media Player).

You will receive or may have already received the following:

- The Norfolk Application Form, signed by the appropriate parties.
- A copy of a Parking Agreement between the Richmond Diocese and ODU.
- Payment, as required.

Additionally, we have addressed the individual review criteria below.

(a) *The boundaries of the IN-2 District....*

The property in question is adjacent to the campus of ODU, which is IN-2. It will share one property line with an R-8 property, also owned by ODU.

(b) *The location of existing buildings.....*

■
1156 Jamestown Road, Suite C
Williamsburg, VA 23185
p(757)229-1100
f(757)229-0869
www.hopke.com

Existing wood frame buildings are to be razed. Please see attached survey for size and locations.

(c) Location and adequacy of off-street parking...

The attached conceptual site plan depicts proposed off-street parking adequate for daily functional requirements (approximately 8-10 spaces). For Mass and special events, the facility will rely on use of the adjacent parking garage/student parking available on ODU property. A copy of an agreement to that effect between the Diocese and ODU will be provided under separate copy.

(d) Traffic generation characteristics.....

Will not change.

(e) The general use of major existing and proposed open spaces within the site.....

Please see the proposed conceptual plan and sketch model. Note: site area is less than one acre.

(f) Existing and proposed pedestrian routes....

Will not be negatively impacted. Please see the attached conceptual plan and sketch model.

(g) Any proposed changes in the location width or character of public streets, alleys or easements.....

As depicted in the conceptual plan, it is proposed to improve a small portion of Bowdens Ferry Road to better integrate parking. Note that this new geometry represents an improved functionality to the existing condition.

(h) If the site includes facilities that will be adjacent to non-institutional residential uses, an analysis must be provided expressing the architectural relationships.....

As depicted in the attached sketch model, the proposed facility is designed to complement the streetscape with materials, construction, massing and scale that is in keeping with its residential context. The front face of the structure is pulled forward to the front setback to help re-inforce the established streetscape while the rear building mass is pulled back from the rear property line an amount that is proportional to its building height.

(i) If the site is greater than 1 acre, the plan shall assess the microclimate....

The site is less than one acre.

(j) If the site is greater than 1 acre, an infrastructure capacity plan must be included.....

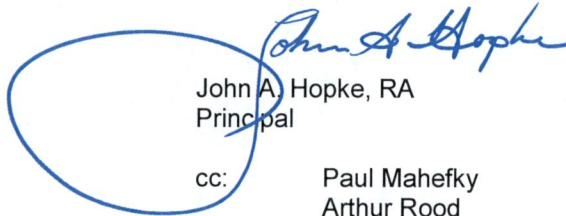
The site is less than one acre.

(k) *Protection of significant views and view corridors.*

The only significant view corridor is the established streetscape, which, as described above, is to be retained and enhanced by the site development and building massing and scale.

Please let me know if you need any additional information. Thank you for all of your assistance and we look forward to your review.

Very truly yours,
HOPKE & ASSOCIATES, Inc.



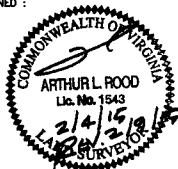
John A. Hopke, RA
Principal

cc: Paul Mahefky
Arthur Rood

Encl: Video File of Sketch Model
Survey of Existing Properties
Conceptual Site Plan

THIS IS TO CERTIFY THAT I ON FEBRUARY 4, 2015 SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THAT THE TITLE LINES AND THE WALLS OF THE BUILDINGS ARE SHOWN ON THIS PLAT. THE BUILDINGS STAND STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS ON THE PROPERTY EXCEPT AS SHOWN.

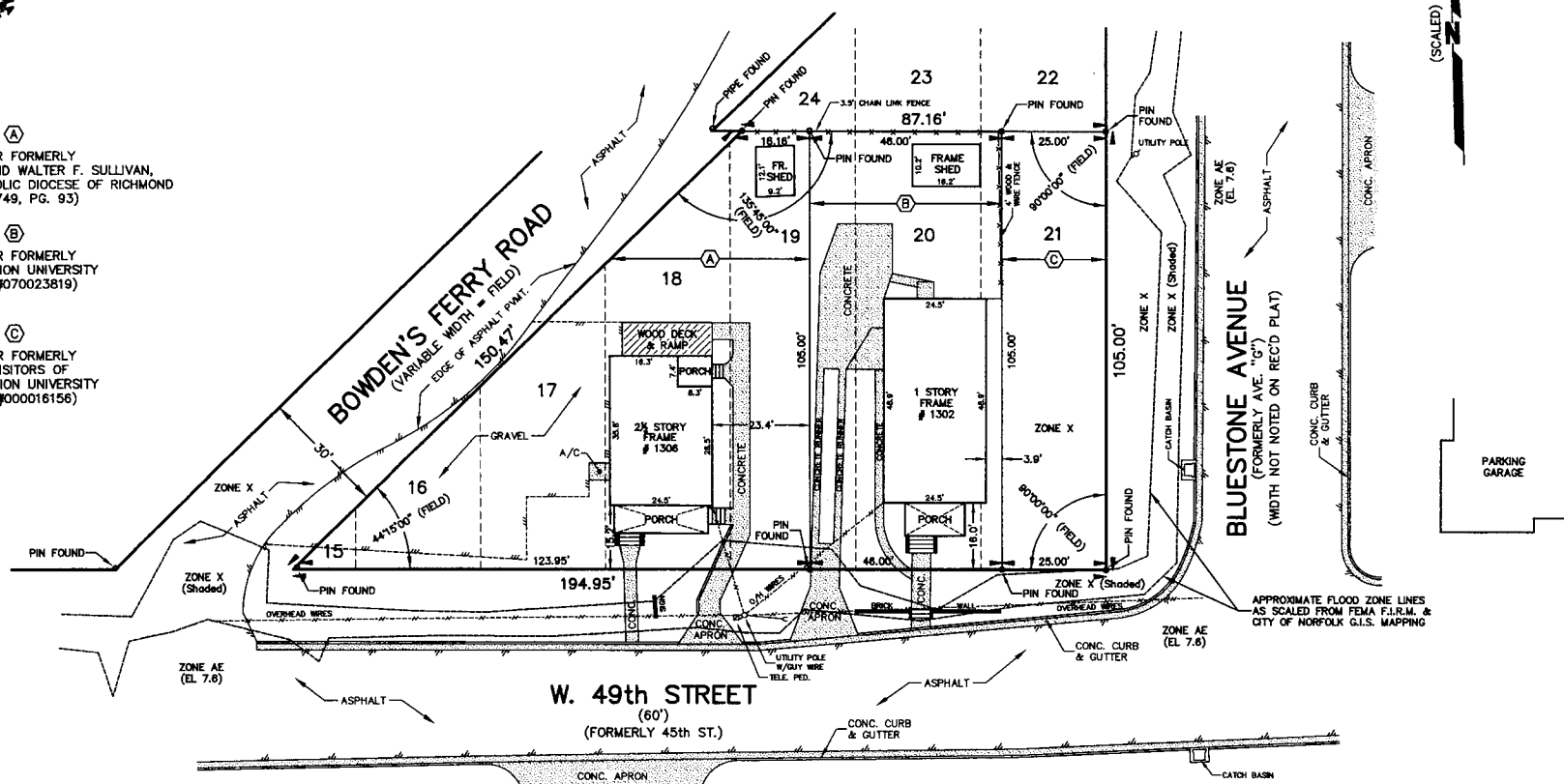
SIGNED :



(A)
NOW OR FORMERLY
THE MOST REVEREND WALTER F. SULLIVAN,
BISHOP OF THE CATHOLIC DIOCESE OF RICHMOND
(D.B. 2749, PG. 93)

(B)
NOW OR FORMERLY
OLD DOMINION UNIVERSITY
(INST. #070023819)

(C)
NOW OR FORMERLY
THE VISITORS OF
OLD DOMINION UNIVERSITY
(INST. #000016156)



NOTES :

- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND MAY NOT SHOW ANY/ALL EASEMENTS OR RESTRICTIONS THAT MAY AFFECT SAID PROPERTY AS SHOWN.
- THE PROPERTY SHOWN HEREON APPEARS TO FALL INSIDE ZONE(S) X (Shaded) & X AS SHOWN ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR THE CITY OF NORFOLK, VIRGINIA. COMMUNITY/PANEL NO. 510104 0090 F, MAP REVISED: 09/02/2009
- ROOD LAND SURVEYING, P.C. IS NOT A PARTY IN DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN HEREON. THIS SURVEY DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE SUBJECT TO FLOODING. FOR FURTHER INFORMATION, CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL.

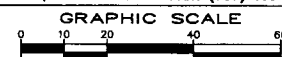
REVISION HISTORY

NO.	DATE	DESCRIPTION	BY
1	02/09/2015	ADDITIONAL CURB & GUTTER SHOWN PER CLIENT REQUEST	A.L.R.

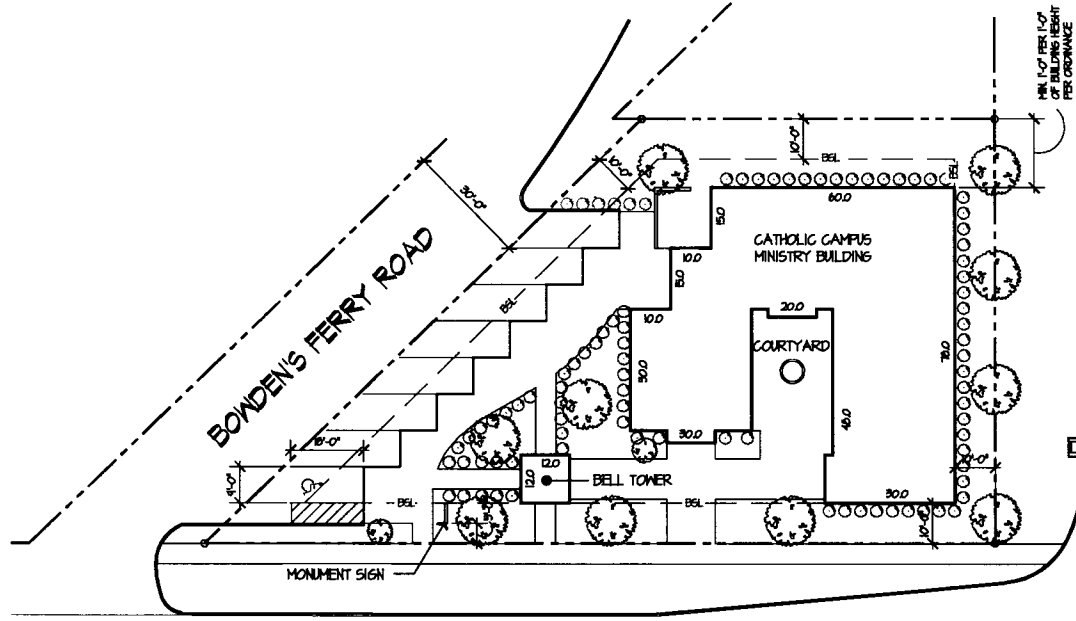
PHYSICAL SURVEY
OF
LOTS 15 THRU 21, BLOCK 144
PLAT OF
NORFOLK WATERFRONT DEVEL'T CO.
NORFOLK, VIRGINIA
FOR
CATHOLIC DIOCESE OF RICHMOND



5737 BARTEE STREET TEL: (757) 486-1111
NORFOLK, VA. 23502 FAX: (757) 486-9384



SCALE: 1"=20'	JOB NO. 62,953
DATE: 02/04/2015	FILE NO. SS-6429
DRAWN BY: W.W.L.	F.B. T-115 PG. 51-54
CHECKED BY: A.L.R.	SHEET 1 OF 1
REF: M.B. 3, PG. 11 (Chesapeake)	



BLUESTONE AVENUE

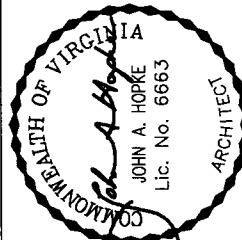
W. 49TH STREET

EXIST. PARKING
GARAGE

SK-1 CATHOLIC CAMPUS MINISTRY

SCALE: 1/320

SITE PLAN	
ODU CATHOLIC CAMPUS MINISTRY	
1308 WEST 49TH STREET	
NORFOLK, VA	
23518	
Project No:	34048
Drawn:	DPW
Checked:	JAH
Date:	2/9/2015



HOPKE & ASSOCIATES INC.
ARCHITECTURE ■ PLANNING ■ INTERIORS

1156 Jamestown Road, Suite C
Williamsburg, VA 23185
757.229.1100 Telephone
757.229.0899 Facsimile
www.hopke.com



OLD DOMINION UNIVERSITY
Office of the University Counsel
Koch Hall, Suite 2018
Norfolk, VA 23529-0037
Phone (757) 683-3144
Fax (757) 683-5041

February 20, 2015

Deacon Paul F. Mahefky
Director of Real Estate
Catholic Diocese of Richmond
7800 Carousel Lane
Richmond, VA 23294-4201

RE: Your Purchase of 1302 West 49th Street, Norfolk VA

Dear Paul:

In response to your request, please be advised that overflow parking for activities at your property on West 49th Street will be available in our football stadium parking area upon prior written request to ODU to the attention of David F. Harnage, and dependent upon available capacity and applicable regulations.

Very truly yours,

A handwritten signature in cursive script, reading "R. Earl Nance".

R. Earl Nance
University Counsel

Whitney, Chris

From: Whitney, Chris
Sent: Wednesday, March 04, 2015 5:04 PM
To: 'davidodell2@cox.net'
Cc: Wilson, Denise; Whibley, Terry; Winn, Barclay
Subject: Catholic Diocese of Richmond rezoning
Attachments: application.pdf; 34048 ODU CCM video 2015-02-07.wmv

Mr. O'Dell,

Attached please find an application from the Catholic Diocese of Richmond for a rezoning from R-8 (Single-Family) district to conditional IN-2 (Institutional Campus) district on properties located at 1300-1310 49th Street. This request is tentatively scheduled for the March 26, 2015 City Planning Commission public hearing.

Should you have any questions, you can respond to this e-mail or call me at (757) 823-1253.

Thank you,

Chris Whitney, CFM

Management Analyst I
City of Norfolk | Department of City Planning
810 Union St. Ste. 508
Norfolk, VA 23510
(757) 823-1253

Whitney, Chris

From: Whitney, Chris
Sent: Wednesday, March 04, 2015 4:05 PM
To: 'lambertspointe.civicleague@hotmail.com'; 'lambertsptcivicleague@hotmail.com'
Cc: Wilson, Denise; Whibley, Terry; Winn, Barclay
Subject: Catholic Diocese of Richmond rezoning
Attachments: application.pdf; 34048 ODU CCM video 2015-02-07.wmv

Mr. Harris,

Attached please find an application from the Catholic Diocese of Richmond for a rezoning from R-8 (Single-Family) district to conditional IN-2 (Institutional Campus) district on properties located at 1300-1310 49th Street.. This request is tentatively scheduled for the March 26, 2015 City Planning Commission public hearing.

Should you have any questions, you can respond to this e-mail or call me at (757) 823-1253.

Thank you,

Chris Whitney, CFM

Management Analyst I
City of Norfolk | Department of City Planning
810 Union St. Ste. 508
Norfolk, VA 23510
(757) 823-1253